

**CITY OF ANGELS  
PLANNING COMMISSION  
SUMMARY MINUTES**

**Regular Meeting of Thursday December 10, 2015  
City Fire House 1404 Vallecito Road  
Angels Camp, California**

**CALL TO ORDER**

Chair Broeder called the meeting to order at 6:00 P.M.

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

Commissioners Present: Chair Broeder, Vice-Chair Rudolph, Commissioner Gonzalez and Commissioner Gordon and Commissioner Moncada

Commissioners Absent: None

Staff Present: Planning & Building Director David Hanham, and Deputy City Clerk Jennifer Preston

**APPROVAL OF AGENDA**

**MOTION BY COMMISSIONER GONZALEZ AND DULY SECONDED BY COMMISSIONER RUDOLPH AND CARRIED 5-0 TO APPROVE THE DECEMBER 10, 2015 AGENDA.**

**APPROVAL OF MINUTES**

1. Approval of the October 8, 2015 regular meeting minutes.

**MOTION BY COMMISSIONER GORDON AND DULY SECONDED BY COMMISSIONER GONZALEZ AND CARRIED 5-0 TO APPROVE THE REGULAR MEETING MINUTES OF OCTOBER 8, 2015.**

**PUBLIC COMMENTS**

**OPENED AT 6:02 P.M.**

There was no public comment.

**CLOSED AT 6:03 P.M.**

## **PUBLIC HEARINGS**

- 2. Public Hearing - Conditional Use Permit/Site Plan and a Mitigated Negative Declaration Resolution 2015-15, A resolution for a conditional use permit/site plan and a mitigated negative declaration to build a two-story family out-patient medical clinic for Mark Twain Medical Center Dignity Health totaling 18,958±sq.ft. located at 590 Stanislaus Ave. APN 058-024-016.**

Planning Director Hanham presented the staff report and recommended that the Planning Commission adopt Resolution 2015-15, a resolution for a conditional use permit with conditions of approval, site plan and a mitigated negative declaration to build a two-story family out-patient medical clinic for Mark Twain Medical Center Dignity Health totaling 18,958±sq.ft. located at 590 Stanislaus Ave. APN 058-024-016.

### **PUBLIC HEARING OPENED: 6:32 P.M.**

Glen Johnson - 682 Stanislaus Ave.

Mr. Johnson stated that there are five times a day that the traffic is backed up on Stanislaus Ave., from buses to parents dropping off and picking up their children. Mr. Johnson stated that he proposes that the hospital buy the lot next to the post office on South Main Street for their main access. Mr. Johnson stated that the traffic light could help matter but it could also cause more problems, and no one will know until the traffic light is up and running. Mr. Johnson stated that kids walk through that property all the time and he proposes that the hospital put in a walkway along the back side of the fence for kids to walk through. Mr. Johnson stated that the biggest problem will be the traffic on Stanislaus and having two entrances on a residential road. Mr. Johnson questioned if the hospital will be keeping some of the trees and replacing others.

Commissioner Rudolph stated that the process of the hospital going onto Stanislaus has been a long process and she believes that the hospital has planned out the project well. There are other cities with similar issues concerning traffic. Commissioner Rudolph stated that the traffic light will help the flow of traffic in the area.

Lynn Oddo - Owner of Froggy's Car Wash and Lube.

Ms. Oddo stated that she has no objections to the project. Ms. Oddo stated that her only concern is the dust from grading and construction and she hopes that the City and the Mark Twain Medical Center will keep on top of the dust so it won't affect her business. Ms. Oddo questioned when the traffic light will be operational, and what will be the hours of the clinic.

Planning Director Hanham stated that it will be started in the later stages of the project, but it must be operational prior to the issuance of an Occupancy Permit.

Nate Morgan from Aspen Street Architects stated that the hours of operation for the clinic will be mainly from 8am to 5pm.

Tom Hicks - 563 San Joaquin Ave.

Mr. Hicks stated he would like to know what kind of wall will be between his property and the hospital's property.

Planning Director Hanham stated that the wall is a 8 foot stone wall.

Lynn Hicks - 563 San Joaquin Ave.

Ms. Hicks stated that she believes it will be hard for emergency vehicles to access the property during peak traffic times for the school.

Mr. Hicks questioned if the paperwork for the traffic signal has already been started with Caltrans.

Mr. Morgan stated that the paperwork for the traffic signal has already been sent to Caltrans.

**PUBLIC HEARING CLOSED: 6:55 P.M.**

Commissioner Gordon stated that he is in favor of the project. His major concern is the aesthetics of the building. Commissioner Gordon stated that he is disappointed in what the building looks like and believes that it doesn't blend with the other buildings in the area. Visually it looks like a box with a flat roof and a large amount of stucco.

Commissioner Rudolph stated that she is excited to see the hospital at this location and she wanted to thank the hospital for sticking with Angels Camp after all this time. Commissioner Rudolph stated that the design of the building is fine and it looks like a Dignity Health facility, the color scheme and landscaping was done well. Commissioner Rudolph stated that change is hard and this will be an adjustment for Angels Camp, but people will get use to seeing it there.

Commissioner Gonzalez stated that she has changes to the Resolution.

Changes to Resolution 2015-15.

1st Whereas, change "construct a 19,000" to "construct an approximately 19,000".

4th Whereas, change "Section" to "Sections".

Under, Now Therefore Be It Resolved, delete the "-" in the second line, and add "of approval" after "attached conditions".

Under Findings A:

Finding 1, change to read "All applicable provisions of Chapter 17.60 of the Angels Zoning Ordinance are complied with;"

Under Findings B:

Finding 5, add a period at the end.

Changes to the Conditions of Approval.

Condition 9, add "Calaveras County" before "Environmental Health".

Commissioner Moncada stated that he agrees with Commissioner Rudolph's comments and believes this project will benefit the City. Commissioner Moncada stated that the traffic signal is needed at that intersection whether or not the hospital goes in at Stanislaus and State Route 49.

Commissioner Moncada just wants to make sure that the lighting of the parking area doesn't go onto the property of adjacent land owners.

Planning Director Hanham stated that staff will conduct a survey prior to the issuance of an occupancy permit, and make sure that all conditions of approval have been complied with, one of those conditions is regarding the lighting of the property, the lights proposed by the applicant do have dimmers on them.

Chair Broeder stated that he is impressed with the lighting schemes and landscaping plan, it looks like a lot of thought when into the lighting with the types of lights that are being used and also with the types of landscaping materials being used, it will give a good variety of plants and colors to the area. The design of the building is a Dignity Health signature design and it is in a place on the property towards the back and not close to the street. Over time it will be hidden by the trees and bushes.

**MOTION BY COMMISSIONER RUDOLPH AND DULY SECONDED BY COMMISSIONER MONCADA AND CARRIED 4-1 WITH COMMISSIONER GORDON VOTING NO TO ADOPT RESOLUTION 2015-15 APPROVING A CONDITIONAL USE PERMIT, SITE PLAN AND MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING PROGRAM FOR PROJECT 2015-17 DIGNITY HEALTH MARK TWAIN HOSPITAL FAMILY MEDICAL CENTER LOCATED AT 590 STANISLAUS AVENUE APN 058-024-016 AS AMENDED.**

### **PLANNING MATTERS**

#### **3. Partnership Planning Grant - Information item only, no action will be taken by Planning Commission.**

Planning Director Hanham presented the staff report and PowerPoint presentation regarding the 4 & 49 Gateway Corridor Study.

Steve Knowles - Design Workshop Consultant.

Mr. Knowles presented a PowerPoint presentation on the different processes of the Gateway Corridor Study, such as, explaining the existing conditions and analysis, stakeholders and public outreach, future land use alternatives, transportation analysis, preferred alternative recommendations and funding strategies.

### **COMMITTEE REPORTS**

#### **4. GPI - General Plan Implementation Committee – Planning Director Hanham**

Planning Director Hanham stated that the committee has been working on the Right to Farm ordinance.

**5. DAC – Destination Angels Camp Committee - Chair Broeder**

Chair Broeder stated that DAC had a meeting today and that he resigned from DAC today due to time restraints. Aspen Street Architects has been working on a 3-D digital replica of downtown and the intent is to show potential businesses what the downtown could look like.

**6. Gateway Corridor Advisory Committee - Planning Director Hanham**

Planning Director Hanham stated the commission has received the 800 page document to go over and to start reading because it will be back next month as a public hearing.

**COMMISSIONER'S REPORTS**

Commissioner Gordon stated that he attended a museum function for their new exhibit.

Commissioner Rudolph stated that she attended the 4 & 49 Advisory Committee meeting and has been invited to start attending the CCOG meetings starting in January. Commissioner Rudolph stated that she really appreciates all the work that staff does and each commissioner.

Commissioner Gonzalez stated that she also attended the museum function for their new exhibit and that she believes that all the commissioners bring something to the commission and we all work well together.

Commissioner Moncada stated that he attended the parade as a member of the Friends of the Fair derby car. There was a great turnout of people attending the parade.

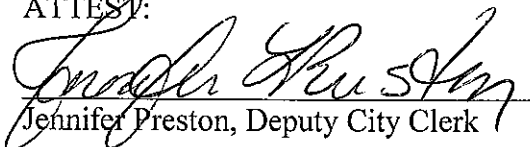
**STAFF REPORTS**

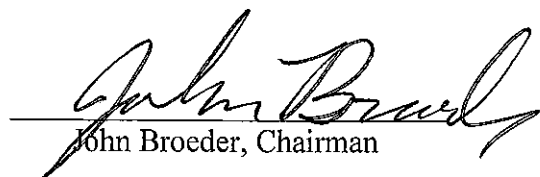
Planning Director Hanham stated that Sidewinders and the Burger Bar are both open again. Staff has been working on the Sustainable Community Grant and the CDBG Park Grant. The table for the permitted and conditional uses will be going to the council next month and then the re-zones will go probably the following month. The right to farm ordinance is ready to come to the commission. The plans have been picked up for the Utica Hotel Bar. DeNova Homes has applied for a temporary use permit to build 3 model homes.

**MOTION BY COMMISSIONER RUDOLPH AND DULY SECONDED BY**  
**COMMISSIONER GONZALEZ AND CARRIED 5-0 TO ADJOURN THE MEETING.**

MEETING WAS ADJOURNED AT 8:30 P.M.

ATTEST:

  
Jennifer Preston, Deputy City Clerk

  
John Broeder, Chairman